

Applicant Submission

APPLICANTS SUBMISSION 1982 Kensington Rd. NW

We propose that the existing Direct Control (Bylaw No. 1991z21) for 1982 Kensington Rd. NW be amended to **Mixed - Use General (MU-1f2.0h10)**

The existing DC does not allow 'Cannabis Store', our proposed use, on the site. The redesignation would allow a cannabis store as a discretionary use.

After discussion with the City and landowners we conclude that the MU-1 f2.0h10 would best meet the landowners/applicants' goals for the site and would reflect the City's planning objectives for the Kensington Rd. major corridor.

MU1 designation better reflects the future planning intention for Kensington Rd as enunciated by the Main Streets study. It will allow a building height similar to the adjacent commercial office building fronting on Kensington Rd. and will require retail at-grade to create a future pedestrian amenity and the desired character along Kensington Rd. NW.

The proposed MU zoning will include certain uses as discretionary uses that the existing DC does not include; however, given that the site is currently fully developed there is no expectation that redevelopment will occur within the foreseeable future which could impact the community. In addition, the allowable discretionary MU uses will be subject to the development permit process.

The West Hillhurst Planning Committee has no objections to the cannabis store use on this site or the rezoning of the site for future pedestrian oriented mixed-use corridor development.

Thank you for your consideration.